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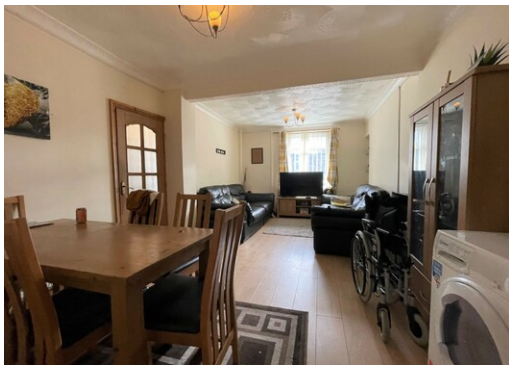
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High Street, Mountain Ash
CF45 3LN

FOR SALE
£95,000



- **3 BEDROOMS**
- **TENANT IN SITU**
- **INVESTMENT OPPORTUNITY**



3



1



1



Property Description

ENTRANCE HALL

Entrance via a white composite front door. Artex ceiling. Wallpaper walls. Carpet flooring. Radiator. Electric meter and fuse board. Stairs to first floor. Door to lounge.



LOUNGE

6.40 m x 3.60 m

Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Door to kitchen. uPVC window to the front.



KITCHEN

4.80 m x 3.30 m

Ample base and wall units in wood with complimentary work surface. Tiled flooring. Emulsion ceiling and walls with tiles around work surface. Power points. Under stairs storage. Plumbed for automatic washing machine. Stainless steel sink unit. Built in oven and hob. Two uPVC windows to the rear and door leading to rear.



LANDING

Emulsion ceiling and wallpaper walls. Carpet flooring. Louvre doors to storage cupboard. Attic access. Doors leading to three bedrooms and upstairs bathroom.



UPSTAIRS BATHROOM

3.10 m x 2.00 m

Three piece suite in white comprising bath with shower over head, w.c and wash hand basin with vanity units underneath. Artex ceiling with tiled walls. Tiled flooring. Built in storage cupboard. Radiator. uPVC window to the rear with frosted glass.



BEDROOM 1

2.90 m x 2.90 m

Artex ceiling. Wallpaper walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.



BEDROOM 2

3.60 m x 2.50 m

Artex ceiling. Emulsion and wallpaper walls with dado rail. Laminate flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 3

2.60 m x 2.00 m

Artex ceiling. Wallpaper walls. Laminate flooring. uPVC window to the front.



EXTERIOR

Front - Steps leading to front forecourt decorated with stones.

Rear - Steps leading to paved area with rear access. Views of the local mountain side.





Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

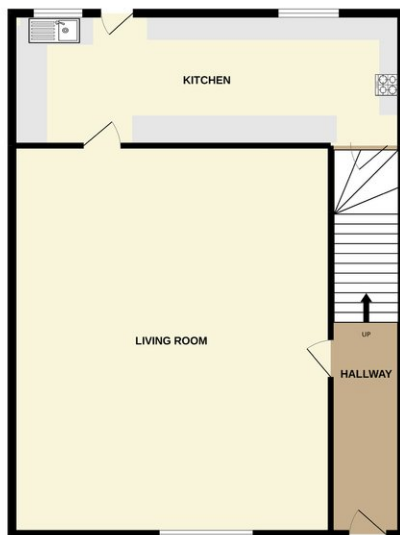
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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